



COMMERCIAL PARTNERS
NORTH

FOR LEASE

Argonaut Village

10001 N Davis Hwy, Pensacola, FL 32514

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Lot Size:

Year Built:

2015

Building Size:

13,300 SF

Zoning:

C-1

Traffic Count:

27,500

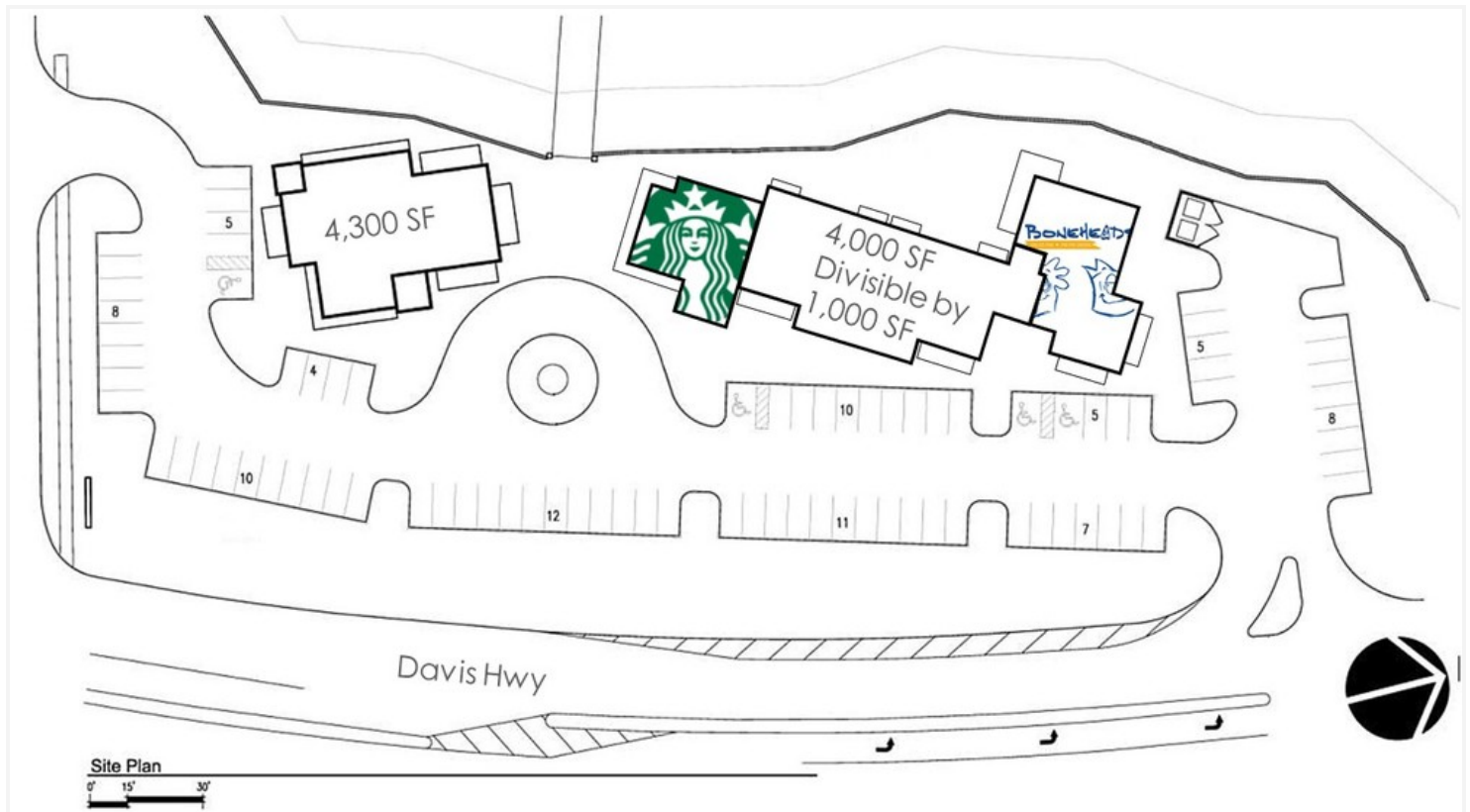
PROPERTY OVERVIEW

Argonaut Village is a mixed-use development located on the University of West Florida campus entrance in Pensacola, Florida. Argonaut Village is a first class development that will bring restaurant and retail opportunity to the campus and surrounding area.

PROPERTY HIGHLIGHTS

- Class A Restaurant Development
- Four one-story buildings with street level retail and restaurant space
- Owner/Developers seeking restaurants to further enhance the atmosphere at the entrance to the University.
- Sustainable, energy efficient Gold LEED pre-certified design
- Occupancy 1st Quarter of 2015

ADDITIONAL PHOTOS

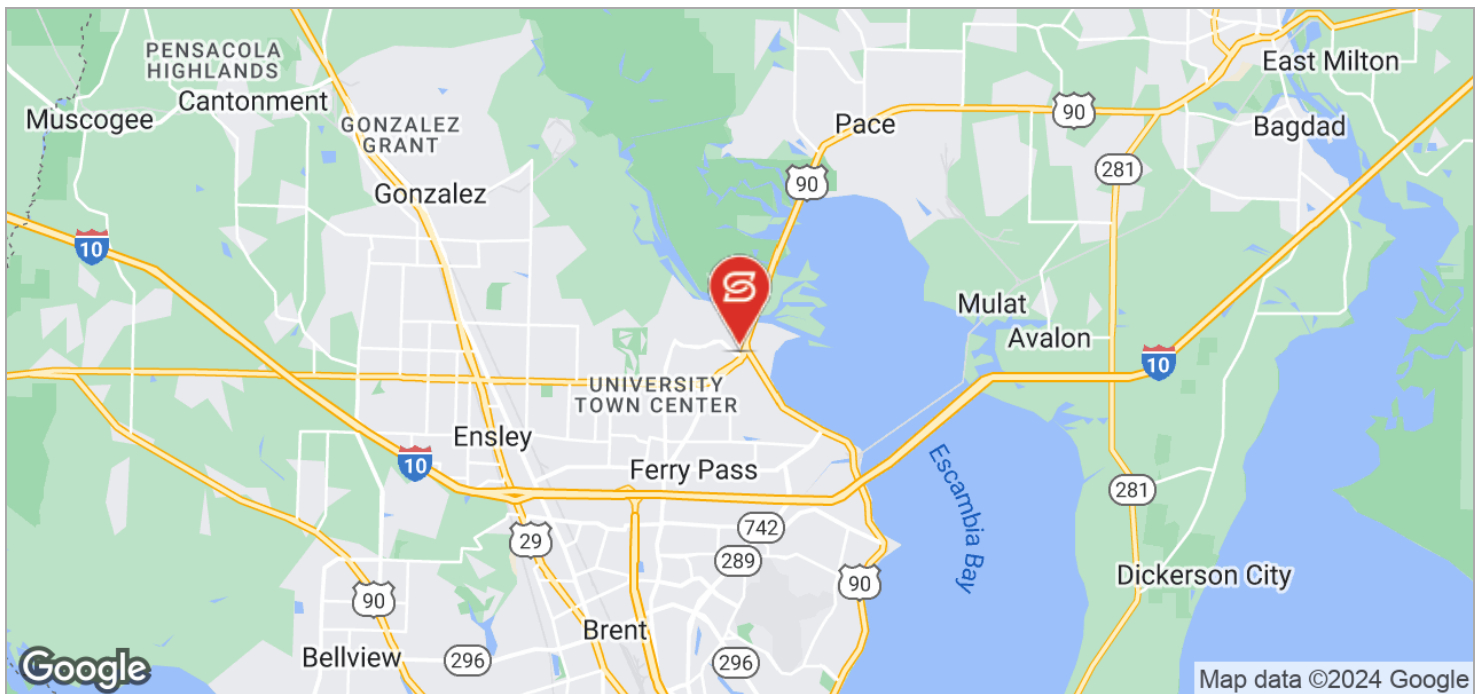
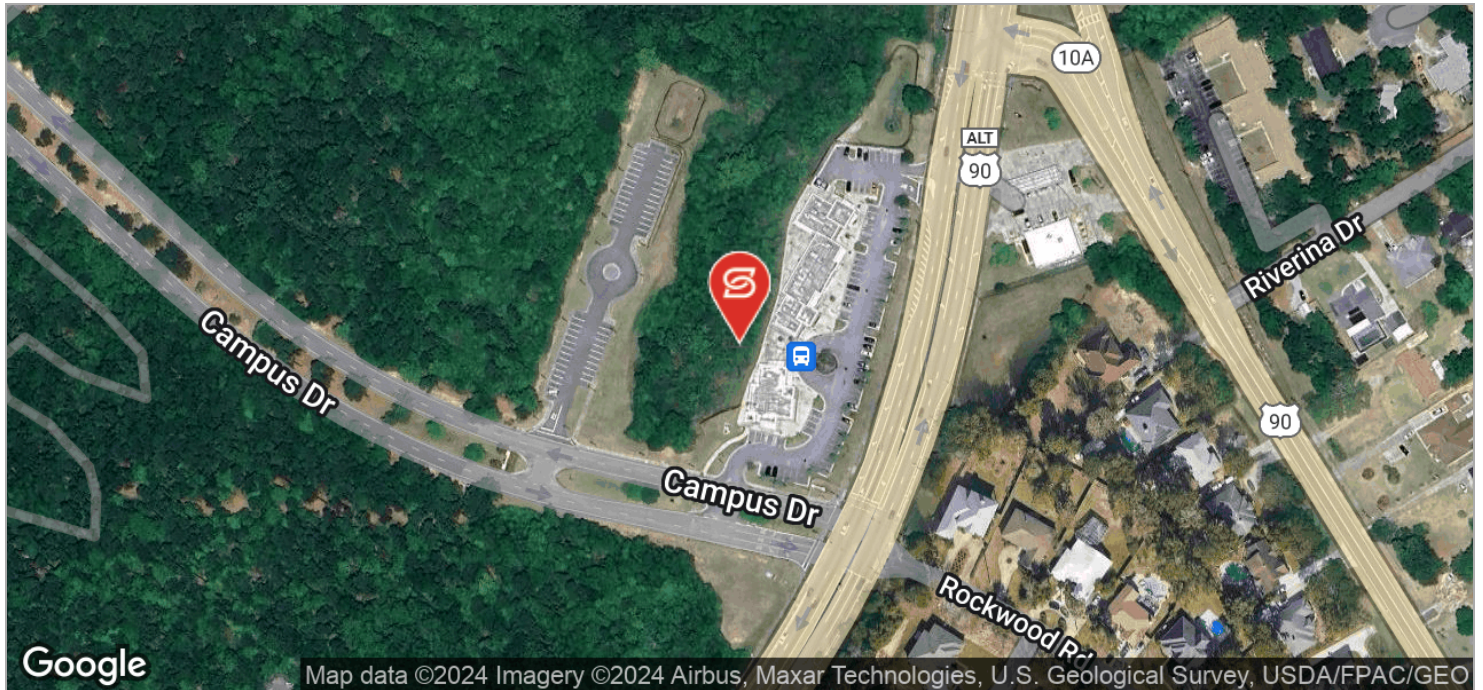


AVAILABLE SPACES

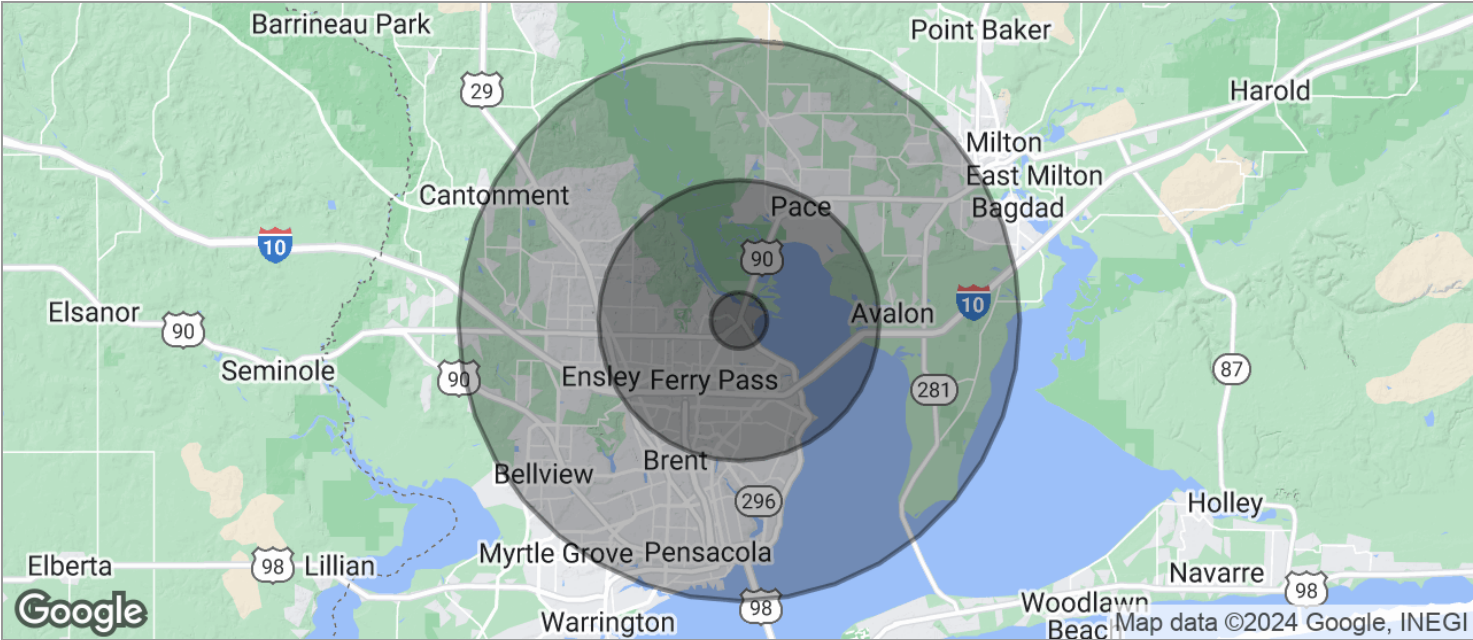
Lease Rate: NEGOTIABLE Total Space
Lease Type: Lease Term: 60 - 120 Months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
10015 N. Davis Hwy.Suite 101	Restaurant	\$25.00 SF/YR	NNN	4,300 SF	120 months	Designated for sit-down Restaurant, consists of 4,300 sqft and is a free standing building within the development.
10001 N. Davis Hwy., Suite 200	Street Retail	\$25.00 SF/YR	NNN	1,000 - 2,600 SF	60 months	An interior unit consisting of 1500 sf
10001 N. Davis Hwy., Suite 101	Street Retail	\$25.00 SF/YR	NNN	1,400 - 2,900 SF	60 months	An interior unit consisting of 1,400 sf
10001 N. Davis Hwy., Suite 202	Street Retail	\$25.00 SF/YR	NNN	1,500 - 3,000 SF	60 months	Suites 203 - Consists of 1,500 sf additional ideal for Restaurant or Retail location.
10001 N. Davis Hwy., Suite 203	Street Retail	\$25.00 SF/YR	NNN	1,400 - 3,000 SF	60 months	Suites 203 - Consists of 1,600 sf additional ideal for Restaurant or Retail location.

LOCATION MAPS



DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,902	78,839	262,173
MEDIAN AGE	36.2	38.3	38.5
MEDIAN AGE (MALE)	36.1	37.1	37.2
MEDIAN AGE (FEMALE)	36.8	39.7	40.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,071	33,393	103,148
# OF PERSONS PER HH	2.7	2.4	2.5
AVERAGE HH INCOME	\$74,221	\$60,001	\$59,189
AVERAGE HOUSE VALUE	\$172,720	\$171,867	\$194,869

* Demographic data derived from 2020 ACS - US Census